

TRANSFER  
TAX  
PAID

## WARRANTY DEED

Statutory Short Form

009376

We, **Albert J. Giroux**, being a widower and never having remarried, of Waterville, Kennebec County, State of Maine and **Norman R. Giroux** of Winslow, Kennebec County, State of Maine, for consideration paid, grant and convey to **Steven Trabulsi and Bonnie Trabulsi**, of P.O. Box 731, Greentown, Pennsylvania 18426, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

Certain lots or parcels of land situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

PARCEL ONE:

A certain lot or parcel of land, with any buildings thereon, situated in said Waterville and bounded easterly about fifty-one feet by Water Street; southerly about fifty feet by Paris Street; westerly by land (about forty-one feet) supposed to be owned by Daniel Libby; northerly about fifty feet by land of Mrs. I.S. Bangs.

PARCEL TWO:

A certain lot or parcel of land, with any buildings thereon, situated in said Waterville and bounded and described as follows:

Commencing at the southwest corner of land of said Joseph Letourneau; thence running northerly on said Letourneau's west line forty-one feet, more or less, to land of Mrs. Bangs; thence westerly on said Bangs' south line twenty-five feet, more or less, to land of Mary Pooler; thence southerly on said Mary Pooler's east line forty-one feet, more or less, to Paris Street; thence easterly on said Paris Street twenty-five feet, more or less, to the point begun at.

Excepting from the above, however, a certain lot or parcel of land situated on Paris Street in said Waterville, and bounded and described as follows:

Beginning at an iron pin in the northerly line of said Paris Street at the southwesterly corner of premises owned by Naomi M. Giroux and more fully described in a deed from Mary B. Ranco to Joseph and Eva Letourneau dated February 4, 1910 and recorded in the Kennebec County Registry of Deeds in Book 499, Page 459; thence proceeding easterly along said northerly line of Paris Street five and 88/100 (5.88) feet to an iron pin; thence proceeding northeasterly at an angle of ninety (90°) degrees with said northerly line of Paris Street twenty-six and 42/100 (26.42) feet, more or less, to the easterly line of premises owned by Donald G. and Cecile R. Pooler and more fully described in deed of Ada Poulin dated October 9, 1951 and recorded in the Kennebec County Registry of Deeds in Book 910, Page 372; thence proceeding southwesterly along the easterly line of said premises of Donald G. and Cecile R. Pooler twenty-seven and 15/100 (27.15) feet, more or less, to the point of beginning.

PARCEL THREE:

A certain lot or parcel of land, with any buildings thereon, situated in said Waterville and bounded and described as follows:

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Beginning at an iron pin in the northeasterly corner of premises acquired by Donald G. and Cecile R. Pooler by deed of Ada Poulin dated October 9, 1951 and recorded in the Kennebec County Registry of Deeds in Book 910, Page 372; thence proceeding westerly along the northerly line of said premises three (3) feet to an iron pin; thence proceeding southwesterly at an angle of ninety (90°) degrees with the northerly line of said premises thirteen and one-half (13.5) feet, more or less, to the westerly line of premises of Naomi Giroux as described in deed of Mary B. Ranco to Joseph and Eva Letourneau dated February 4, 1910 and recorded in the Kennebec County Registry of Deeds in Book 499, Page 459; thence proceeding northwesterly along said Giroux's westerly line thirteen and 85/100 (13.85) feet, more or less, to the point of beginning.

Being all and the same premises acquired by Albert J. Giroux by Deed of Distribution by Personal Representative from Albert J. Giroux, Personal Representative of the Estate of Naomi M. Giroux dated December 2, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3473, Page 158. Norman R. Giroux hereby executes this Deed, in his individual capacity, to release any and all interest he may have in the premises as a remainderman under the will of Naomi M. Giroux.

WITNESS our hands and seals this 13th day of April, 2001.

Signed, Sealed and Delivered  
in the presence of:

Marguerite L. Weymouth

Albert J. Giroux  
Albert J. Giroux

Marguerite L. Weymouth

Norman R. Giroux  
By: Norman R. Giroux, Under Power  
Of Attorney to be recorded in the  
Kennebec County Registry of Deeds

Marguerite L. Weymouth

Norman R. Giroux  
Norman R. Giroux

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: April 13, 2001

Then personally appeared the above named Norman R. Giroux, individually and as attorney in fact for the above named Albert J. Giroux and acknowledged the foregoing instrument to be his free act and deed individually and in said capacity and the free act and deed of said Albert J. Giroux.

Before me,

Marguerite L. Weymouth  
Notary Public  
Print  
Name: MARGUERITE L. WEYMOUTH  
NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES FEBRUARY 22, 2005



RECEIVED KENNEBEC SS.

2001 APR 19 AM 9:00

ATTEST: Norman R. Giroux  
CLERK OF NOTES